

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE#

ROW#

015-2013-0053

10948299

TP-021604-03-19

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 110 Laurel Ln 78705

LEGAL DESCRIPTION: Subdivision- _____

Lot 17 Block 1 Outlot 74 Division D University Heights

I/We Chuck Vorspan on behalf of myself/ourselves as authorized agent for

Darian and Francesco Stefani affirm that on April 10, 2013

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT ATTACH COMPLETE ~~REMODEL~~ MAINTAIN

1 closet (84sq. Ft) 1 landing(18sq ft) and 4 treads (24sq ft)

ic 9/6

SF 3 (zoning district.
district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

The existing house is moderate to small for a family of 4 and the master bedroom has only a small closet. The existing impervious cover is 48.3%. The family would like to add a closet of 84 sq ft and relocate exterior doors at the master bedroom to accommodate the closet's location. (see site plan). The 45% impervious cover on this lot does not allow the reasonable addition of a closet.

Proposed change to existing impervious cover;

Add closet; 84 sq ft

Add landing and steps; 21 sq ft (impervious cover)

Remove existing steps; -6 sq ft (impervious cover)

Remove existing brick ; -63 sq ft

Net impervious cover gain; 36 sq ft (from 48.3% to 48.8%)

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

The property has a small (480 sq ft) garage apartment which necessitates a long driveway creating excess impervious cover. The existing impervious cover is 48.3%.

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- (b) The hardship is not general to the area in which the property is located because:

Most do not have small garage apartments (which add only 6.6% living area) while necessitating a long driveway using valuable impervious cover.

The house was built sometime in the 1930s, originally as a 2 bedroom. At some point a back porch was converted into a third bedroom.. This back bedroom area is L shaped. Unfortunately as a bedroom it does not work well. Even though the square footage is adequate the shape is odd and there is only a minimal closet. We would like to add a walk in closet but cannot do so in either parts of the L; one area can fit only the bed and a dresser, the other needs to be retained because apart from the front door it is the only way to get to the back yard/garage.

We are aware of the impervious coverage and its environmental impact.. Since the Stefanis have been in this house, almost 2 years, they have planted 8 trees.

We are trying to do the remodel to retain the original character of the house. The

variance we are asking for would not change anything in the front view and would barely change the back view.

We have talked to many of our neighbors and no one has expressed a problem with our doing this. These are small lots and our house is only about 1800 sq feet, and oddly configured, so everyone is quite sympathetic to our desire to have a closet in our bedroom and this appears to be the only way to achieve that.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Neither the closet, nor the new doors will be seen from the street. The closet will match the style and material of the house and the doors will also be compatible with the style of the house.

PARKING: (Additional criteria for parking variances only.)
NA

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:
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-

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE - I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed  Mail Address 4613 Sinclair av

City, State ; Austin, Texas 78756

Printed Chuck Vorspan Phone 512 801 1541 Date 4-9-13

OWNERS CERTIFICATE-I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

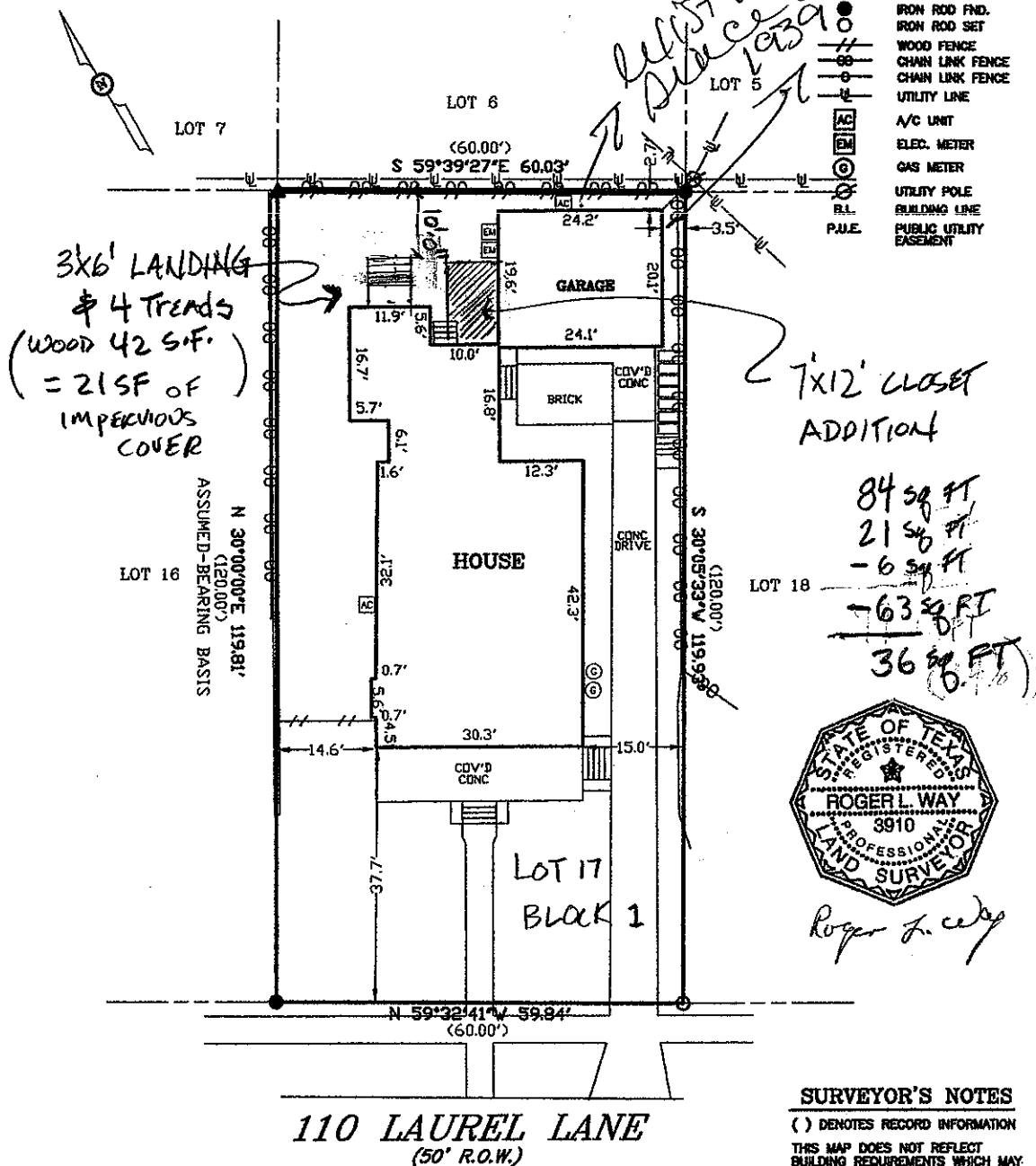
Signed  Mail Address 110 Laurel Ln

Austin, 78705 Tx Printed (Darian and Francesco Stefani

Phone 512 466 0255 Date 4.12.13

PROPOSED IMPERVIOUS COVER ADDITIONS

SCALE: 1"=20'



SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION

THIS MAP DOES NOT REFLECT BUILDING REQUIREMENTS WHICH MAY BE IMPOSED BY THE LOCAL GOVERNING AUTHORITY OR HOME OWNER'S ASSOCIATION.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

LOT No. 2 BLOCK 1 SUBMISSION / ADDITION UNIVERSITY HEIGHTS
SECTION --- PHASE --- Book --- Page(s) --- Cabinet --- PLAT RECORDS
CITY AUSTIN COUNTY, TEXAS Document No. --- Official Public Records of --- County, Texas
References CHUCK VORSPAN

IMPERVIOUS COVERAGE

BLDG.....2184
CONC.....1183
BRICK.....63
WOOD.....11
METAL.....32
TOTAL.....3473
LOT.....7184
IMP.....48.3%

* IMPORTANT NOTICE *

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DEPICTS ONLY THOSE BOUNDARIES, EASEMENTS AND BUILDING LINES SHOWN ON THE RECORDED PLAT. BOUNDARY AMENDMENTS, ADDITIONAL EASEMENTS AND SETBACKS MAY AFFECT LOT 2.

ALL POINTS SURVEYING

1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX. 78704

TELE.: (512) 440-0071 - FAX: (512) 440-0199

FIELD WORK	By	Date
DRAFTING	WW	2-18-13
	JG	

SURVEY DATE: 2-18-13
Job No. 02813013
SCALE: 1"=20'



E. W. Jackson 110 Laurel Lane

64 — 1 17 —

University Heights

Frame garage & servant's quarters

274n 6-5-39

5